

VIII.2 MASTER PLAN NARRATIVE

The features of the following master plan narrative and drawings are conceptual and are meant as a framework for further development.

County Growth

The master plan that follows not only responds to the input of the steering committee by providing for the needs of year 2020 but also illustrates the necessary development to meet growth through the year 2025. The amount of space was determined in the initial analysis of growth in Section III. The year 2025 was selected as the appropriate time frame for the long term growth of the County.

Design

Design Characteristics of the master plan include the two large green spaces on both sides of Jefferson Street. The green space on Block A is an extension of the main plaza and can act as a large gathering area when required. This central green space offers a variety of outdoor spaces such as the bench seating and the adjacent secondary planted areas that can be used by smaller groups and individuals. The green space on Block B is visually connected to the green space across the street and designed to be an amenity for the employees working in the Maryland Avenue Building. Both green spaces have walkways that allow straight, shortest route travel or a more leisurely curving path of travel.

The massing of the buildings includes two story gateway elements at both corners of Jefferson Street and Monroe Street. On Block A, the gateway is a stepped building element that is part of the 18 story New Council Office Building. On Block B, the gateway is a stand alone two story potential commercial development. The Judicial Center is 15 stories with a recessed curved corner entrance marked with special paving and an iconic fountain. Across Jefferson Street on Block B the entrance to the new four story Maryland Avenue Office Building receives a similar entrance treatment and taken together serve as a gateway to the pedestrian district planned in the Rockville Town Center Master Plan shown in Section III.2J

Block A

On Block A, the master plan provides for growth with the addition of the Judicial Center Annex (337,000 GSF) and the New Council Office Building (260,000 GSF). The Judicial Center Annex provided growth through 2020 for the courts and also provides 7,000 GSF of space for the sheriff who is currently in nearby leased space. The New Council Office Building provides all the growth for the Council through 2020, and approximately 103,000 GSF of lease consolidation. Details of these areas and possible leases to be consolidated are shown in the Master Plan Area Calculation Spreadsheet, Section VIII.7.

Parking for the Judicial Center Annex and the New Council Office Building is partially satisfied by building two levels of underground parking under both of the new buildings, as well as the green space. The balance of the parking required is satisfied on Block B since deeper excavations for underground parking structures are not cost effective.

Block B

Block B is comprised of three buildings, new the Maryland Avenue Building (190,000 GSF), the existing Council Office Building and the 20,000 GSF two story potential development at the corner gateway. The interim use of the Block B through the year 2020 has two options. The existing Council Office Building could be leased "as-is" or be demolished. The remainder of Block B is developed in the year 2025 and used for both growth and additional lease consolidation. Based on the current zoning and County requirements we have shown a 190,000 GSF, 4 story building. The building site could be increased to accommodate additional space if needed.

Government Core Facilities Optimization Master Plan

Attachment D

Block B continues and increases its function as the major parking facility for meeting the parking requirements for the County within the central core. The retention of the existing County Parking garage and the addition of three levels on top of the existing structure is an important feature of the master plan goals. The original structural design of the garage allowed for this future addition and is noted on a set of as built drawings. A total of 726 parking spaces can be constructed cost effectively. The master plan calls for this to be complete by the year 2011.

Block C

On Block C, the Red Brick Courthouse, Grey Courthouse and the Grey Courthouse Annex will be retained by the County for potential development. The Grey Courthouse, after renovation, can be used for Circuit Court growth in the year 2025. It should be noted that as of the writing of this report, the State District Court occupies the majority of the Grey Court House and the Annex. Although a new State Court building has been designed the schedule for construction is unknown, so it is fortunate that the county will not need these facilities for the County Circuit Court growth until the year 2025.

Block D

Block D can remain a parking lot. It can be reserved for the future development by the County.

Lease Consolidation

Consolidation of existing leases into the Rockville Central Core was part of the master planning effort. It is both cost effective and creates a suitable government complex by concentrating the delivery of services. The team reviewed specific leases to determine the appropriate amount of lease consolidation and placed the lease requirements in the new buildings which were best suited to accommodate the space requirement in terms of function, timing and size. These recommendations are only a starting point and need to be verified by the agencies to ensure proper adjacencies and delivery of service.

Leases Consolidated in Years 2012 to 2014

	SF	Potential Location
1) 199 E. Montgomery Ave, Rockville – Sheriff Department	6,246 RSF	JC
2) 51 Monroe Street, Rockville – Office of Inspector General	1,952 RSF	COB
3) 101 Orchard Ridge Drive, Gaithersburg – Div. of Operations	29,854 RSF	COB
4) 111 Rockville Pike, Rockville – Dept. of Economic Development	13,013 RSF	COB
5) 51 Monroe Street, Rockville – Corrections	3,005 RSF	COB
TOTAL	54,070 RSF	

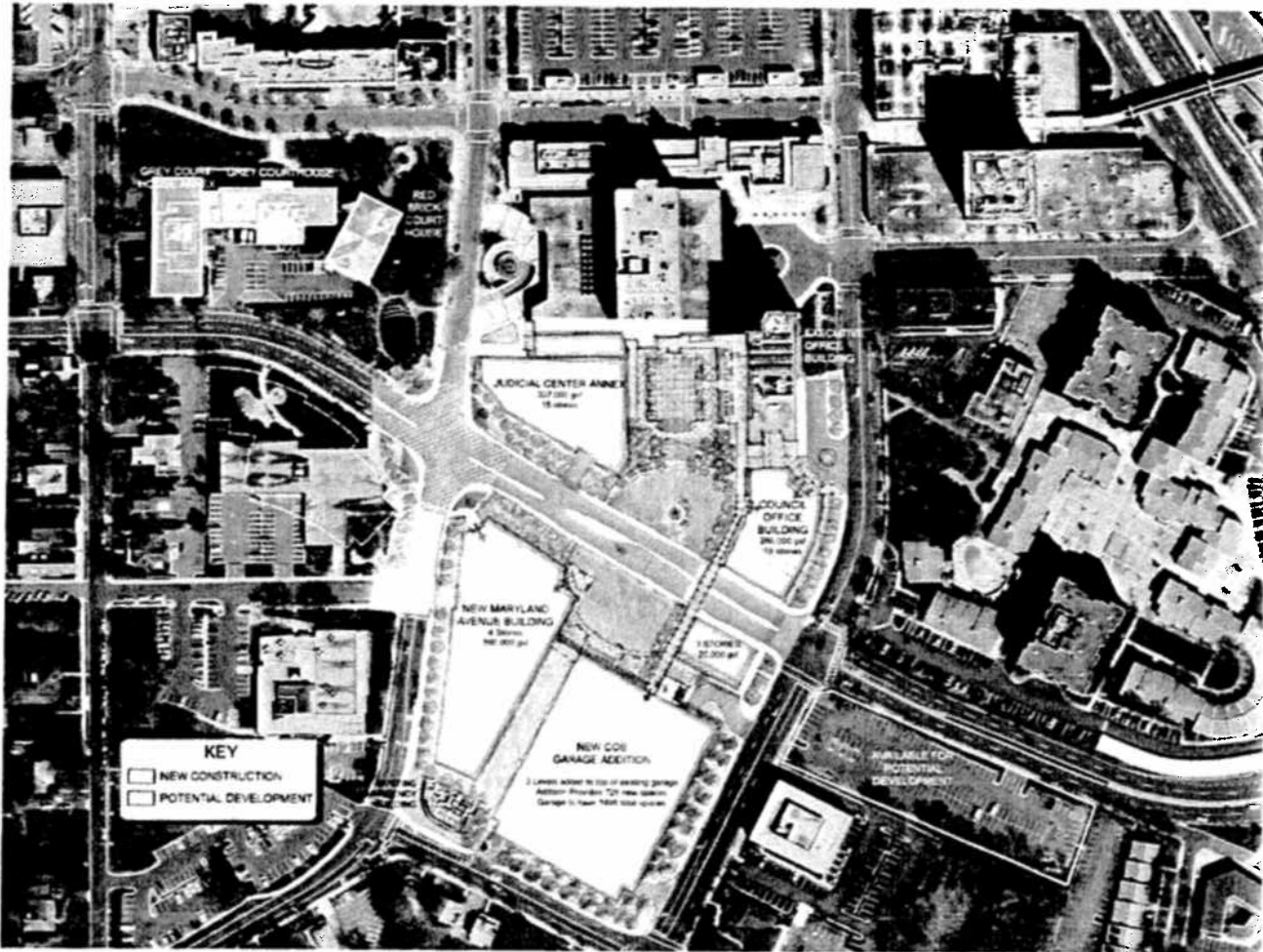
Leases Consolidated in Year 2025

1) 255 Rockville Pike, Rockville – Master Lease for 5 Tenants (MAO = Maryland Avenue Office Building)	128,509 RSF	MAO
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Other Leases Available for Consolidation

1) 7300 Calhoun Place, Derwood – Juvenile Assessment Center	63,594 RSF	
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VIII.3 MONTGOMERY COUNTY MASTER PLAN FOR THE ROCKVILLE CENTRAL CORE



SITE PLAN OF ROCKVILLE CENTRAL CORE (BLOCKS A, B, C, D)

The site plan creates an open area within the central core, available for the public and government employees in the surrounding buildings. The open area adjacent to the Judicial Center Annex and Council Office Building is south-facing, to allow sunlight into the courtyard and the adjacent buildings. The courtyard also provides a path of travel to the public retail areas north of the Central Core. The construction would occur in phases, projected for completion in 2025.